

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – September 9, 2019, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, George Harkins, Beth Smith, Kevin Scharf, Kate Denton, and Curtis Blackmon

Members Absent: Gary Whitlock

Staff in Attendance: Michael Conley, Joey Adams-Rackowski and Rhonda Darity

Call to Order

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

Approval of Minutes

Kate Denton made a motion that the minutes of the July 8, 2019 regular meeting be approved. The motion was seconded by George Harkins, and all present voted in favor.

Request to Rezone 997 & 1003 Old Stagecoach Road, From R-15 to RD-2 Case 19-08

In giving his staff report, Joey Adams-Rackowski informed the Commission that the applicants, Earl & Brenda Kersey, is requesting to rezone two individual parcels totaling approximately 13 acres, from R-15 (Low Density Residential) to RD-2 (Rural Resource District). They would like to place one manufactured home on the lot. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. Therefore, staff does not object to the Planning and Zoning Commission recommending approval of the rezoning request of the subject parcel from R-15 to RD-2.

Moultrie Burns, adjoining property owner addressed the Commission. Mr. Burns would like his objection/cautionary observation noted.

After a brief discussion, George Harkins made a motion to approve the rezoning request from R-15 to RD-2. Kevin Scharf seconded the motion. Voting in favor were: George Harkins, Kevin Scharf, Beth Smith, and Claude Eichelberger. Kate Denton, and Curtis Blackmon voted to oppose the motion. By a vote of four to two the motion carries to approve the rezoning request from R-15 to RD-2.

Request to Rezone 1360 & 1368 Highway 1 North, From GD-1 & RD-1 to RD-2 – Case 19-10 & 19-11

Mr. Adams-Rackowski informed the Commission that the rezoning request is comprised of two individual parcels totaling approximately 14 acres. 1360 Highway 1 North is currently zoned GD (General Development), and allows for double wide manufactured housing. The applicant wants to place a manufactured home on the 1368 Highway 1 North parcel, which is currently zoned RD-1 (Rural Resource District), which does not allow manufactured housing. Staff recommended that the applicant pursue rezoning both parcels. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. Staff does not object to the Planning Commission recommending approval of the rezoning request of the subject properties from GD and RD-1 to RD-2.

After a brief discussion the Chairman called for a motion. Kevin Scharf made a motion to approve the rezoning request of 1360 Highway 1 North from GD to RD-2, and 1368 Highway 1 North from RD-1 to RD-2. Curtis Blackmon seconded the motion. Voting in favor were: Claude Eichelberger, George Harkins, Kevin Scharf, Curtis Blackmon, and Beth Smith. Kate Denton voted to oppose the motion. By a vote of five to one the motion carries to approve the rezoning request from GD and RD-1 to RD-2.

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Major Subdivision Sketch Plan Review for James E. Hussey, 20 Flower Lane – Case 19-12

In giving his staff report, Mr. Adams-Raczowski informed the Commission that the applicant, James E. Hussey, is requesting to subdivide a +/- 5 acre parcel into two separate lots. The property is zoned RD-2 (Rural Resource District), and has a long history, and has been subdivided numerous times. In 2016 the Commission approved a reconfiguration of lots 10, and 11, and created lot 12. It came to the Commission because the ordinance requires anything greater than 10 lots to be approved by the Planning Commission. The applicant wants to create one additional new lot. Staff does not object to the Commission approving the subdivision creating one additional lot as shown on page 11 of the staff report. No further subdivision of the original 43 acre tract may take place without further review by the Planning Commission.

Jeffrey Tzerman, representing the applicant, informed the Commission that Mr. Hussey wanted to cut off the three acres that has his daughter's manufactured home on it, and give it to her. This is the last child that will get any property.

After a brief discussion, George Harkins made a motion to approve the subdivision of lot 9 into two separate lots. Curtis Blackmon seconded the motion. Voting in favor were: Claude Eichelberger, George Harkins, Kevin Scharf, Curtis Blackmon, and Beth Smith. Kate Denton voted to oppose the motion. By a vote of five to one the motion carries.

Previous Cases and Development Update

Mr. Adams-Raczowski and Mr. Conley took this time to update the Commission on several previous cases that came before the Commission, and discussed ongoing projects in the county.

Adjournment

At 6:12 PM, the Chairman called for a motion to adjourn. The motion was made by Kate Denton, seconded by George Harkins, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary

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